

ORDINANCE NO. O-2024-12

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A REAR YARD SETBACK VARIATION TO ALLOW THE CONSTRUCTION AND USE OF A NEW POOL HOUSE AND COVERED PATIO STRUCTURE, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1496 COUNTY FARM COURT - CARMICHAEL

WHEREAS, written application has been made requesting a special use permit, rear yard setback variation, and side yard setback variation to allow the construction and use of a new pool house and covered patio structure, all on certain property legally described herein and commonly known as 1496 County Farm Court, Wheaton, Illinois 60189; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on April 9, 2024, to consider the special use permit, rear yard setback variation, and side yard setback variation; and the Planning and Zoning Board has recommended approval of the special use permit and the rear yard setback variation, but not the previously requested side yard setback variation.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the R-4 Single-Family Residential District zoning classification:

LOT 163 IN THE STREAMS UNIT FIVE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ AND PART OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1973 AS DOCUMENT R73-77207, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-19-305-016

The subject property is commonly known as 1496 County Farm Court, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit pursuant to Article 24.4.1 of the Wheaton Zoning Ordinance and a rear yard setback variation pursuant to Article 3.4A.6 of the Wheaton Zoning Ordinance of 10.0 feet in lieu of the required 25.0 feet is granted to allow the construction and use of a pool house and covered patio structure at 1496 County Farm Court, in full compliance with the following plans: "Site Grading Plan - 1496 County Farm Court", prepared by Polena Engineering LLC, Lake in the Hills, IL, dated February 15, 2024 and "Site Plan, Landscape Plan, Floor Plan, and Elevations - 1496 County Farm Court", prepared by Carmichael Construction Company, Inc., dated January 8, 2024, subject to the following conditions:

1. The required side yard setback of 9.28 feet shall be maintained; and
2. The preliminary engineering plan shall be subject to further staff approval prior to the issuance of a site development permit.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and

publication in pamphlet form in the manner prescribed by law.



Philip J. Suess

Mayor

ATTEST:



Andrea Rosedale

City Clerk

Roll Call Vote:

Ayes:	Councilman Brown Mayor Suess Councilman Clousing Councilwoman Robbins Councilman Weller Councilman Barbier Councilwoman Bray-Parker
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: April 15, 2024

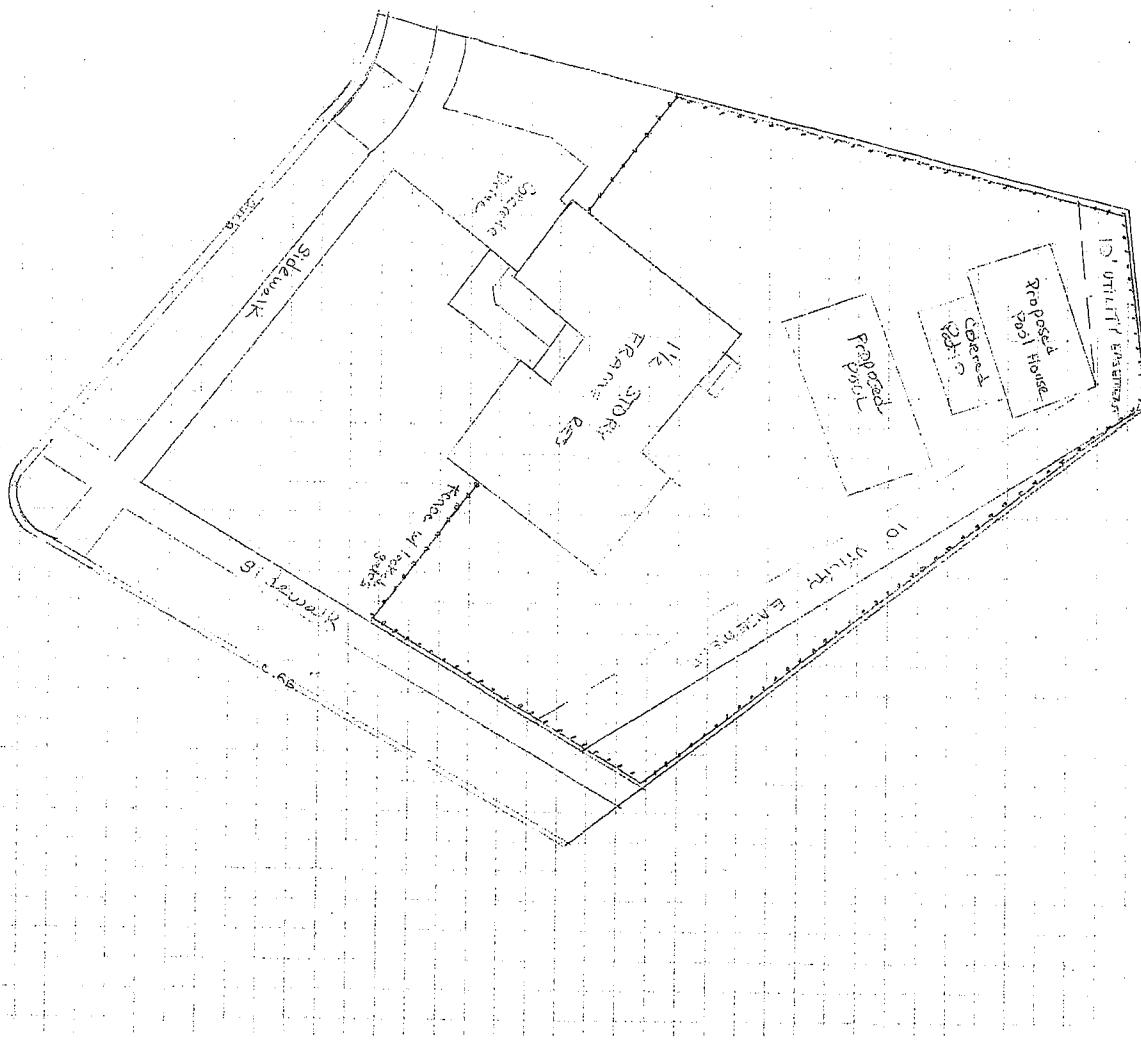
Published: April 16, 2024

SITE PLAN

1-8-2024

Prepared by: Carmichael Construction Co., Inc.

CARMICHAEL
1496 County Farm Court, Wheaton, IL
Lot 103, in Stream Unit Five

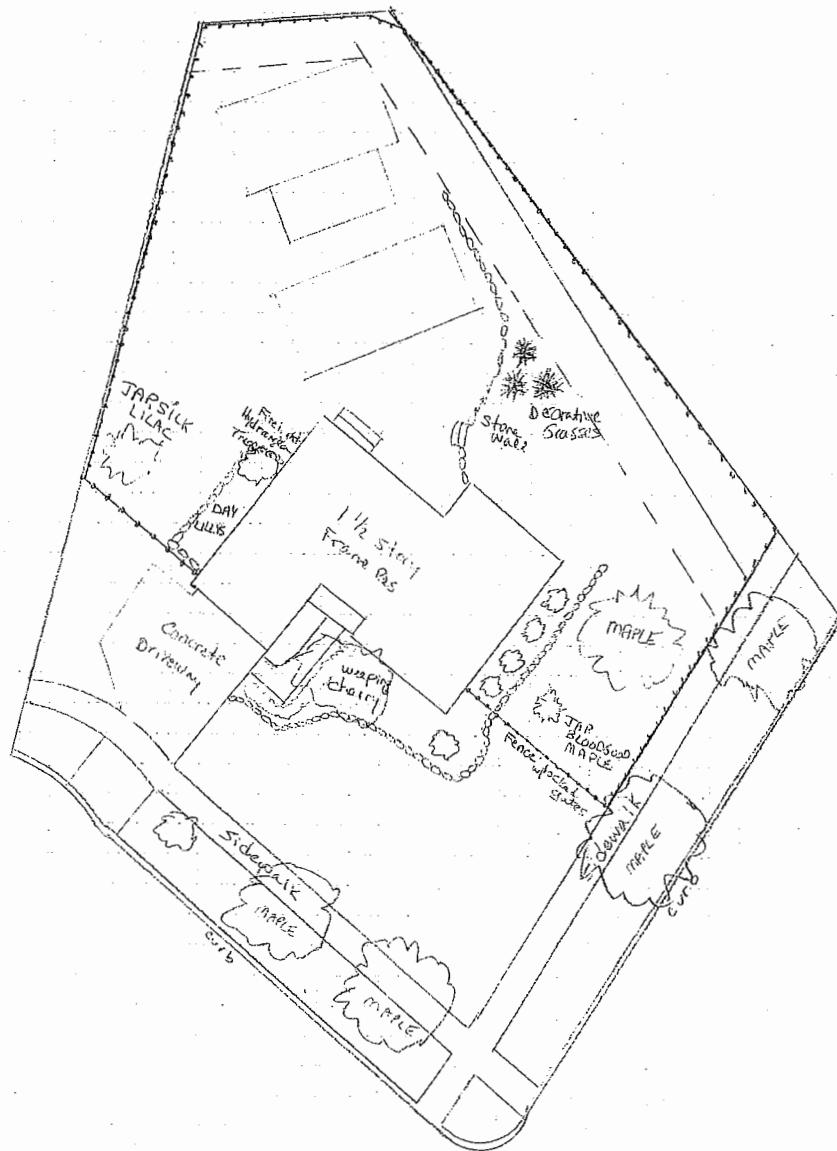


LANDSCAPE PLAN

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

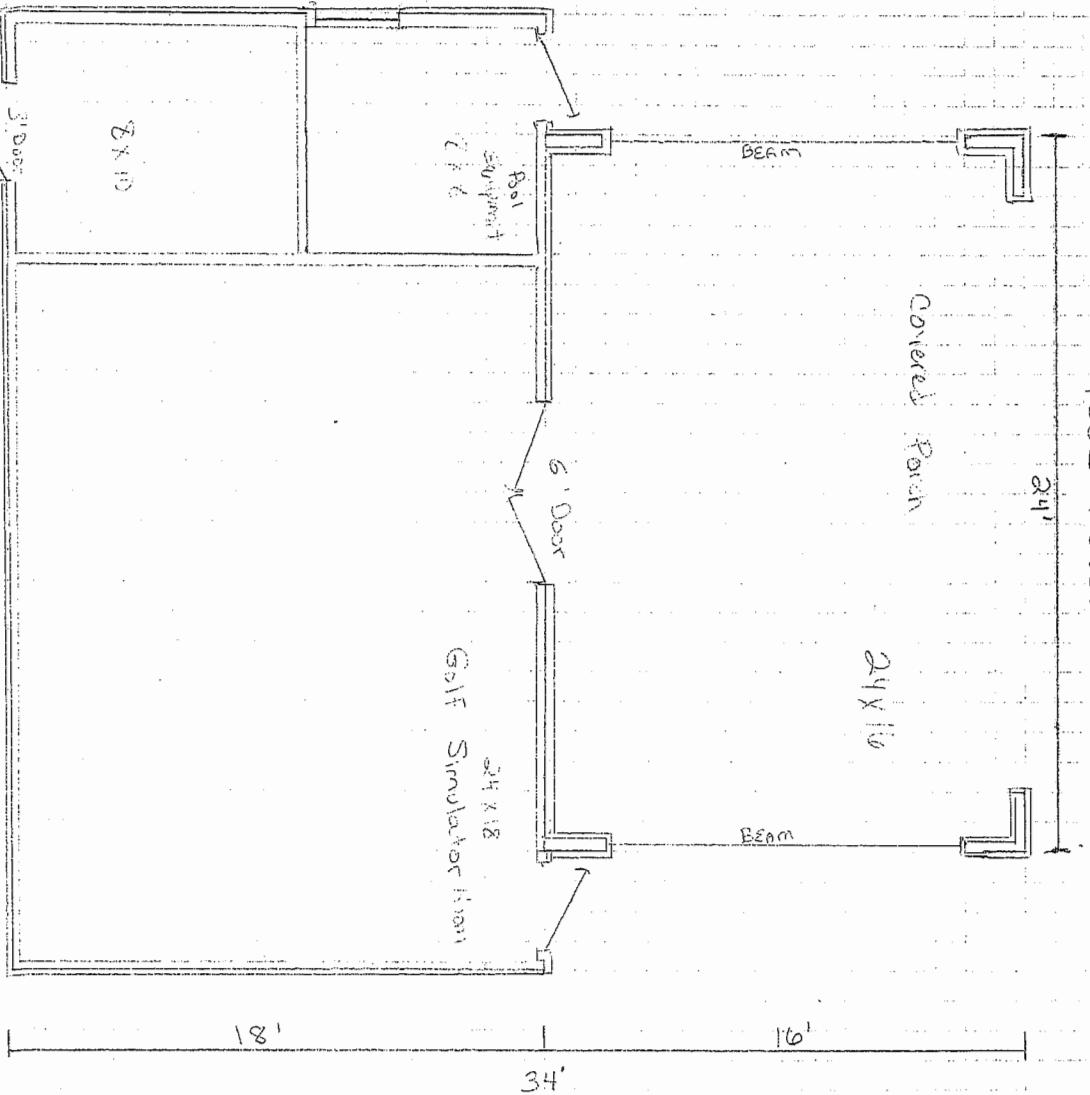
CARMICHAEL
14916 County Farm Court
Lot 163 in Streams Unit Five



1-8-2024
FLOOR PLAN

Prepared by: Cainichael Construction Co., Inc.

Carmichael
LH96 County Farm Court, Wheaton, IL
Lot 163 in Stream Unit #1

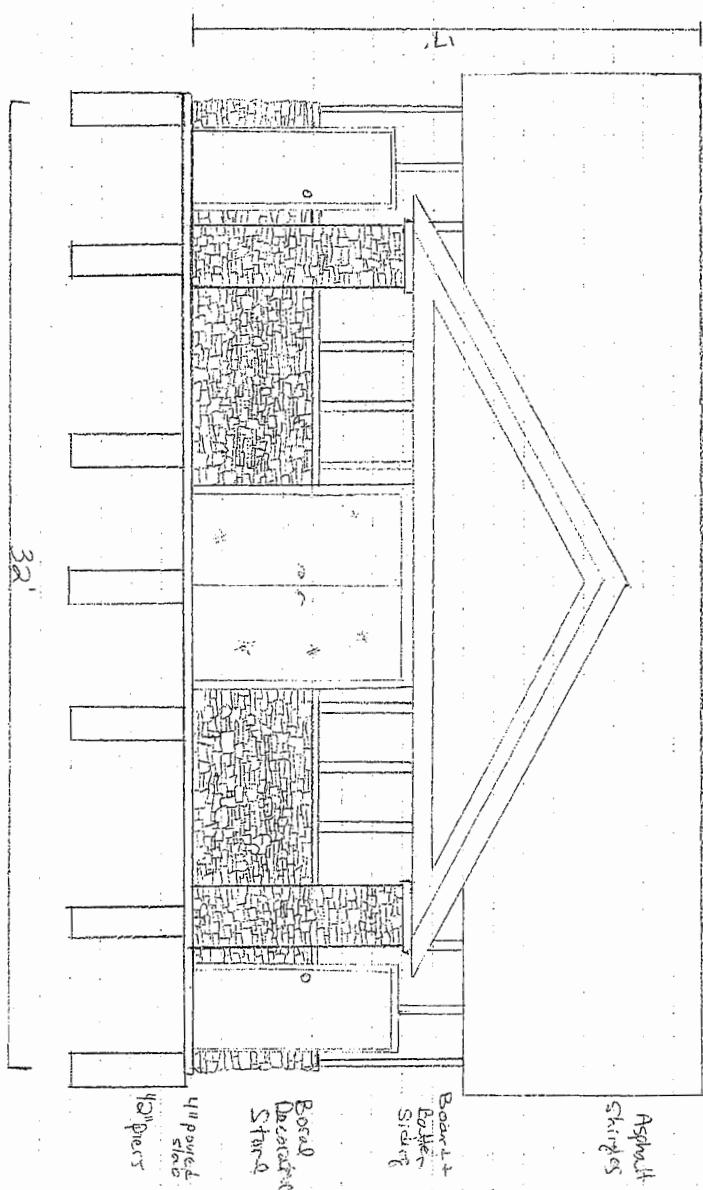


FRONT ELEVATION

1-8-2024

Replaced by: Carmichael Construction Co., Inc.

Carmichael
1496 County Farm Court, Wheaton, IL
Lot 163 in Streamline Park

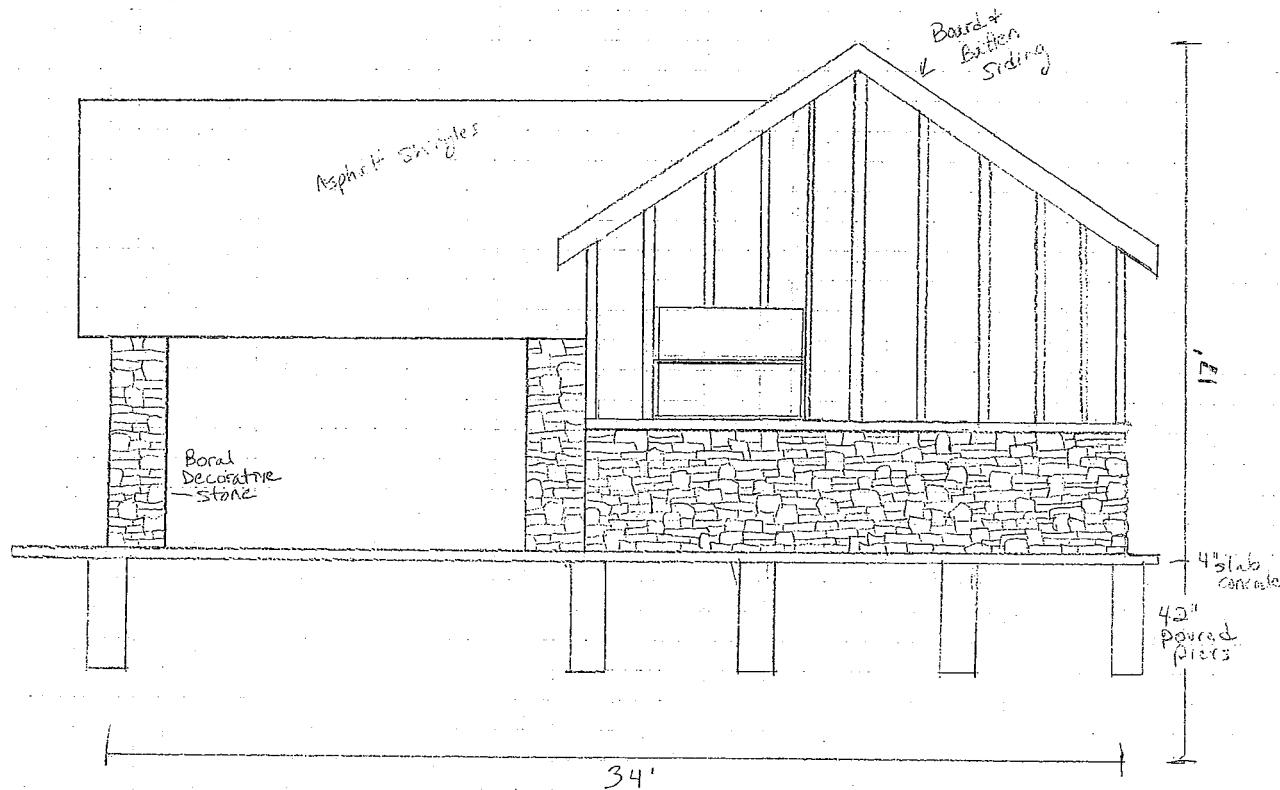


EAST ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

Carmichael
14916 County Farm Court, Wheaton, IL
Lot 1631 in Streams Unit Five



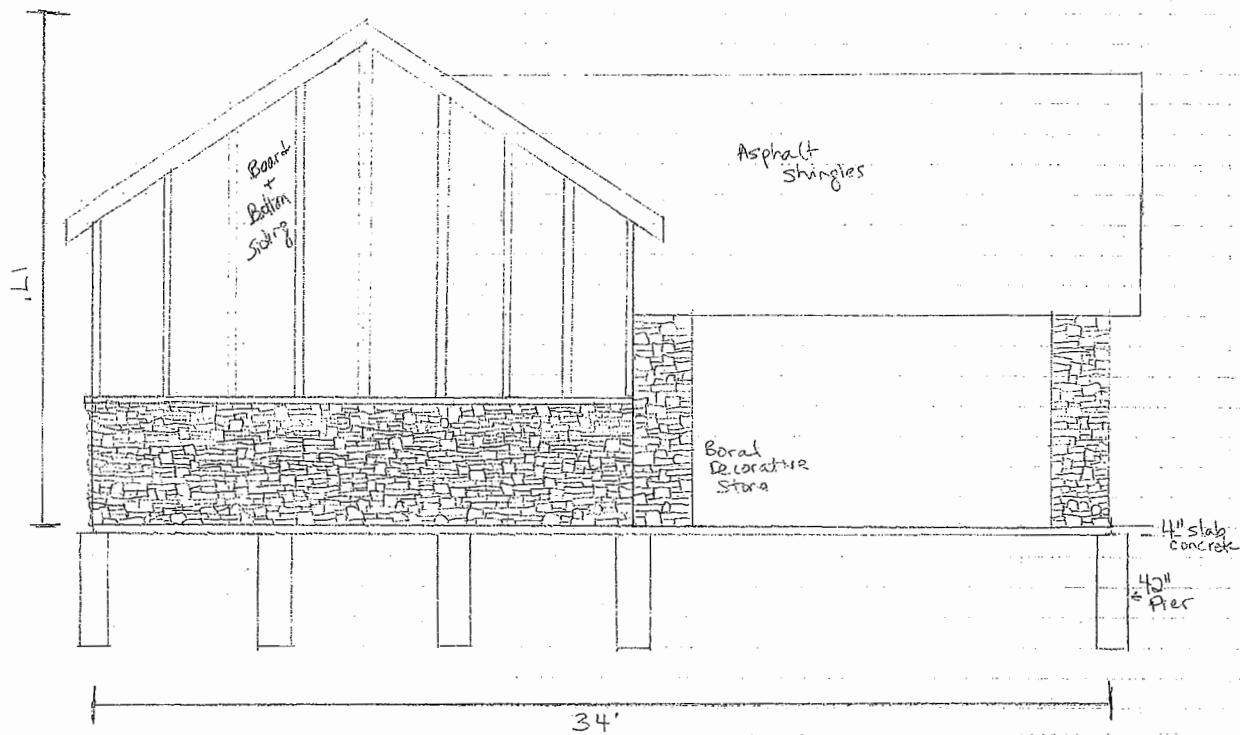
WEST ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co. Inc.

Carmichael

1496 County Farm Court, Wheaton, IL
Lot #3 in Streams Unit Five



REAR ELEVATION

1-8-2024

Prepared by: Carmichael Construction Co., Inc.

Carmichael

149th County Farm Court, Wheaton, IL
Lot 163 in Stream's Unit Five

